113.0	0001	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	634,900 / 634,900
					USE VALUE:	634,900 / 634,900
					ASSESSED:	634,900 / 634,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRESTON CYNTHIA
Owner 2:	
Owner 3:	
Street 1:	45 HUNTINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PRESTON PAUL B/ETAL -
Owner 2:	PRESTON CYNTHIA -
Street 1:	45 HUNTINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,371 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Wood Shingle Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6371.000	207,100		427,800	634,900
Total Card	0.146	207,100		427,800	634,900
Total Parcel	0.146	207,100		427,800	634,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 552.09 | /Parcel: 552.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	71718
GIS Ref	
GIS Ref	
Insp Date	09/07/18

!8726!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0001-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	207,100	0	6,371.	427,800	634,900	634,900	Year End Roll	12/18/2019
2019	101	FV	186,900	0	6,371.	421,700	608,600	608,600	Year End Roll	1/3/2019
2018	101	FV	186,800	0	6,371.	323,900	510,700	510,700	Year End Roll	12/20/2017
2017	101	FV	186,800	0	6,371.	305,600	492,400	492,400	Year End Roll	1/3/2017
2016	101	FV	186,800	0	6,371.	281,100	467,900	467,900	Year End	1/4/2016
2015	101	FV	182,100	0	6,371.	262,800	444,900	444,900	Year End Roll	12/11/2014
2014	101	FV	182,100	0	6,371.	242,000	424,100	424,100	Year End Roll	12/16/2013
2013	101	FV	182,100	0	6,371.	242,000	424,100	424,100		12/13/2012

PRINT

Date	Time
12/10/20	23:16:14

LAST REV

Date	Time
09/25/18	14:57:40
apro	
8726	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRESTON PAUL B/	1258-48		9/16/2002	Family	50,000	No	No		
	1145-22		8/22/1995		150,000	No	No		A

USER DEFINED

Prior Id # 1:	71718
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	CC	Chris C
2/28/2009	Measured	372	PATRIOT
2/4/2000	Meas/Inspect	263	PATRIOT
8/31/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6371		Sq. Ft.	Site		0	70.	0.96	6									427,792						427,800	

Total AC/HA:	0.14626	Total SF/SM:	6371	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	427,792	Spl Credit		Total:	427,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	165.392
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	281419
Depreciation:	74295
Depreciated Total:	207124

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

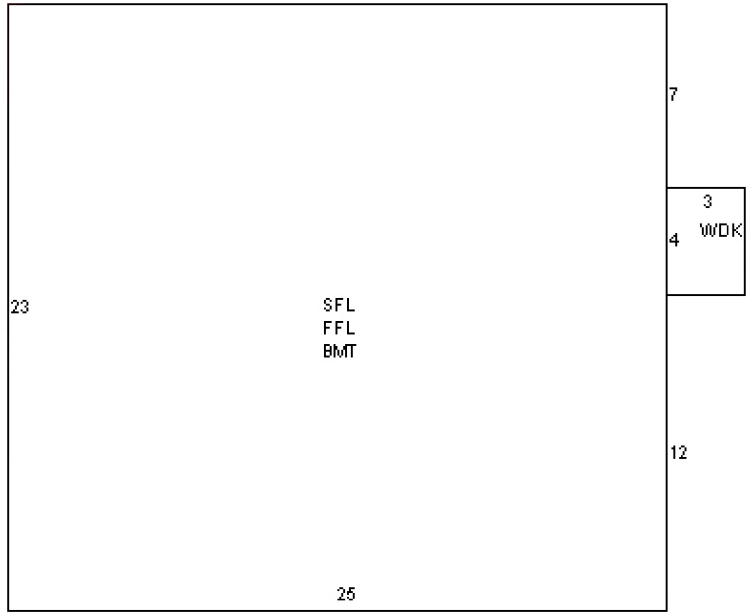
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.39
Special Features:	0	Val/Su Net:	119.23
Final Total:	207100	Val/Su SzAd	180.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	575	49.620	28,530
FFL	First Floor	575	165.390	95,100
SFL	Second Floor	575	165.390	95,100
WDK	Deck	12	15.680	188

Net Sketched Area:	1,737			Total:	218,918
Size Ad	1150	Gross Are	1737	FinArea	1150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

113.0-0001-0022.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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